

COMMUNITY PRESERVATION COMMITTEE
3/11/2020
6:30 PM, DUNSTABLE TOWN HALL

The meeting was called to order at 6:30 PM by Joan Simmons

Present: Tiffany Naughton, George Basbanes, Carol Bacon, Leah Basbanes, Alan Chaney, Catherine Irzyk, Joan Simmons, Kieran Meehan, Susan Psaledakis.

Guest: Philip Denyse. **Advisory Board Member:** Bob Nelson

ORDER OF BUSINESS:

CPC Funding Application Form: Historic Well Fencing Project: Brian Palaia, Dunstable Town Administrator.

The Town is proposing to erect fencing around the well at 0 Pond Street which used to feed the Town Center watering trough. The well is located in a landlocked wooded area. Capping or filling the well is deemed expensive and impractical due to its location. The well is currently unsecured and considered a safety hazard as well as possibly being damaged intentionally or inadvertently. The fence will be 6' tall galvanized metal. Following discussion by the Committee a **motion was made by Susan to take \$3000 from Historic funds to construct a fence surrounding the well and was seconded by Leah. The vote was unanimous.**

CPA Funding Application Form: Town Hall Exterior Improvements: Brian Palaia, Dunstable Town Administrator.

This property is listed on the State National Register of Historic places. This project will complete the work of Preservation to the Town Hall that was approved by CPC in 2019. It involves cleaning, scraping, sanding and painting the windows located on the ground and second floor on the sides of the building. The front and rear windows were completed in the initial project. The cost of this project is estimated to be \$5727 and the request is \$6000 in the event of unforeseen circumstances which may require an additional expense. **A motion was made by Alan to fund this project using funds from The Historic Commission of \$6000. to complete the project. It was seconded by Carol and approved by unanimous vote.**

CPA Funding Application Form (Revisited): Tennis Court Renewal Project: Philip DeNyse, Dunstable Parks Commissioner.

At the 2/6/2020 CPC meeting Phil submitted a bid of 124,000 to repair the 3 tennis courts which would extend the use by approximately five years. The Committee asked if he would look for a bid to extend the life of the courts for approximately 30 years. Phil introduced the bid of \$182,000 to extend the life of the courts, repair the fence surrounding the courts and re stripe the surface for both tennis and pickle ball. Bob Nelson suggested building the 3 courts at a different site which would be more suitable. It was decided the price would be significantly higher to replace the courts and there was not space at Larter Field.

A motion was made by Susan to take \$30,000 from Open Space and \$152,000 from undesignated funds for a total of \$182,000 to repair the 3 tennis courts. This was seconded by Catherine. The vote was unanimous.

Committee Reports:

Affordable Housing:

Carol states there is a bidder who is interested in building 2 duplexes and 2 buildings of 1,2,3, bedrooms for a total of 48 units.

Conservation Committee:

Regarding the **Emery Parcel**, Alan stated the CPC funding of \$134,000 from Undesignated Funds will be lowered to \$118,000 due to a change in the original cost.

There be no further business the meeting adjourned at 7:35.

Recorded by Catherine Irzyk, Secretary